



**Board of Directors Meeting
Monday March 20, 2017
MINUTES**

- I. **CALL TO ORDER:** The Stone Canyon Condominium Association Board Meeting was called to order on March 20, 2017 at 6:35 p.m. at the Tower Ridge II Clubhouse located at 18375 East Columbia Place in Aurora. The Board member present was Leslie Stevens. Eric Snorteland and Brian Raemer resigned their position on the Board of Directors. Kevin Feller's position on the Board was terminated. Leslie Stevens appointed Carl Johnson Jr. and James Gregory to the Board of Directors. Carl Johnson Jr. was not in attendance. Cheri Hartman, CMCA®, AMS® Licensed Colorado CAM, Community Association Manager was present to represent Hammersmith Management, Inc.®

- II. **APPROVAL OF MINUTES:** The minutes from the February 2017 meeting were reviewed. There being no corrections or additions noted, Jim Gregory moved to approve the minutes from the Board of Directors Meeting held on February 20, 2017. Leslie Stevens seconded; motion carried unanimously.

- III. **HOMEOWNER FORUM:** A homeowner, who was not in attendance, communicated that shrubs and bushes are dying because snow is being piled on them. A representative from Schultz Industries and the snow removal company will be asked to attend the April meeting to discuss the subject. It was noted that a window is broken at 3231G S. Waco. The Manager will send the owner a letter requesting that the window be repaired. The owner of 3231L S. Waco stated the spigot handle is missing at her unit. Jim Gregory will see if adding a handle will fix the problem.

- IV. **ASSOCIATION BUSINESS**
 - Garage Water Intrusion -- The Board members reviewed the supplemental service agreement from SBSA to complete the engineering drawings to correct the drainage at 3241A S. Yampa Way which includes units C & D. The cost to assemble the drainage repair design is estimated to be \$3,600. SBSA stated the cause of the water intrusion into the garage at 18388L Eldorado is the post tension slab edge lift appears to have resulted in a back slope condition. SBSA recommends engaging a post tension tendon locating company. Once the tendons have been located, grind approximately ¼ to 3/8 inch can be performed to provide positive slope. Additional grinding of asphalt adjacent to the garage slab will need to be performed to prevent bounding conditions of the asphalt. The Board members asked that a representative from SBSA be invited to the meeting to discuss their proposal.
 - Off-Set Pipe Update -- Jim Gregory stated his tenants will be leaving soon so he will wait until they have moved out to investigate the off-set pipe in the tub overflow.
 - Request to Waive Late Fee -- Leslie Stevens moved to waive \$100.91 in late fees for the owners of 18425B E. Flora as a one time courtesy. Jim Gregory seconded; motion carried.
 - Maintenance Chargeback Update -- A payment arrangement was made with the homeowner to reimburse the Association for maintenance repairs in three payments of \$220 per month by the 24th of each month. The February payment was made as agreed.
 - Newsletter -- The Manager will draft a newsletter containing articles on the swimming pool opening, pool rules, how to obtain a pool card, the codes to the restrooms, Board emails, upcoming meeting dates and dog feces.
 - Total Plumbing Accountability -- The Board members asked the Manager to send a letter to Total Plumbing requesting reimbursement for the damaged water heater at 3233A S. Zeno because they misdiagnosed the cause of the condensation on the pipes, which caused the water heater to fail.
 - New Management Company -- Leslie Stevens stated that the new management company will conduct a Board Orientation with the date to be determined. The new management company will display a

HOA meeting sign, send email notices of the meeting dates and post meeting dates at the mail kiosks.

Reimbursement for Damaged Water Heater – The owner of 3233A S Zeno Ct agreed to a settlement of \$2,000 to reimburse him for the replacement for his water heater that was damaged by condensation dripping from a common area pipe. Leslie Stevens will forward his signed release to the Manager for the Association's records.

Board Email Addresses – The Board members will set up email accounts to be published to the homeowners so they can have direct access to the Board.

- V. **COLLECTIONS AND LEGAL MATTERS:** The Delinquent Report and Attorney Status Report were reviewed. The Board will meet in executive session to discuss contracting with either a HOA attorney or a collection agency since Moeller Graff is no longer representing the Association.
- VI. **MANAGEMENT REPORT:** The Manager reviewed the Management Report. The proposal for the Reserve Study from Aspen Reserve Specialists was reviewed. The Manager will send a copy of the current Reserve Study to the Board for review before they make a decision on the proposal.
- VII. **FINANCIAL BUSINESS:** The financial reports for the period ending February 28, 2017 were reviewed. Total expenses for the year were under budget projections by \$16,190. The balance in the Pacific Premier Operating account totaled \$297,786.23 and the balance in the RBC Wealth Management account totaled \$368,401.41. The unaudited financials for the period ending February 28, 2017 were accepted as presented.
- VII. **SCHEDULE NEXT MEETING** - The next Board meeting will be held on Monday, April 17, 2017 at 6:30 p.m. at the Tower Bridge II Clubhouse.
- IX. **APPROVAL OF MONTHLY INVOICES** - The monthly invoices were reviewed and the checks were signed as appropriate.
- X. **ADJOURNMENT** – There being no further business to address at this time, Leslie Stevens moved to adjourn the meeting. Jim Gregory seconded; motion carried unanimously. Meeting adjourned at 8:35 p.m.